

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73	-75	MARATHON ST, ARLINGTON

OWNERSHIP

Owner 1:	MURPHY FAMILY REAL ESTATE			
Owner 2:	LEGACY LLC			
Owner 3:				
Street 1:	25 PIERREPONT ROAD			
Street 2:				
Twn/City:	WINCHESTER			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	01890	Type:		

PREVIOUS OWNER

Owner 1:	THE MURPHY FAMILY REAL ESTATE -		
Owner 2:	LEGACY LLC & MURPHY JENNIFER -		
Street 1:	25 PIERREPONT ROAD		
Twn/City:	WINCHESTER		
St/Prov:	MA	Cntry:	
Postal:	01890		

NARRATIVE DESCRIPTION

This parcel contains 6,013 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1973, having primarily Vinyl Exterior and 2322 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.13804	Total SF/SM:	6013	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	480,314	Spl Credit	Total:	480,300
--------------	---------	--------------	------	-------------	-----	------------	----------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6013.000	385,900		480,300	866,200		18073
							GIS Ref
							GIS Ref
Total Card	0.138	385,900		480,300	866,200	Entered Lot Size	
Total Parcel	0.138	385,900		480,300	866,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	373.04	/Parcel:	373.0	Land Unit Type:	Insp Date
							01/23/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	386,000	0	6,013.	480,300	866,300	866,300	Year End Roll	12/18/2019
2019	104	FV	355,600	0	6,013.	510,300	865,900	865,900	Year End Roll	1/3/2019
2018	104	FV	355,600	0	6,013.	372,200	727,800	727,800	Year End Roll	12/20/2017
2017	104	FV	333,900	0	6,013.	324,200	658,100	658,100	Year End Roll	1/3/2017
2016	104	FV	333,900	0	6,013.	276,200	610,100	610,100	Year End	1/4/2016
2015	104	FV	286,300	0	6,013.	270,200	556,500	556,500	Year End Roll	12/11/2014
2014	104	FV	286,300	0	6,013.	222,100	508,400	508,400	Year End Roll	12/16/2013
2013	104	FV	297,400	0	6,013.	211,300	508,700	508,700		12/13/2012

SALES INFORMATION

[illegible]


BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	External Ins	KB	Kevin B
1/23/2009	Meas/Inspect	336	PATRIOT
4/11/2000	Inspected	264	PATRIOT
11/1/1981		CM	

Sign:



VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	18073
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

